

**RESOLUTION NO. 20080131-041**

**WHEREAS**, the City Council of the City of Austin has found that public necessity requires the City of Austin to acquire certain real property interests for public purposes as set out below; and

**WHEREAS**, the City of Austin has attempted to purchase those needed real property interests but has been unable to agree with the owners on the fair market value thereof; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

That the City Attorney, or other authorized designee, is hereby authorized and directed to file, or cause to be filed, a suit in eminent domain on behalf of the City of Austin against the owners now having, or who may acquire, an interest in the real property interests needed by the City, described and located below, for the public purposes set out below, and to take whatever other action may be deemed appropriate to economically effect the needed acquisitions.

The City Attorney, or other authorized designee, shall file eminent domain proceedings for:

Owners:     Hoit K. Frierson and Joel C. Frierson

Project:     Govalle 1 – South 2<sup>nd</sup> Street Reroute, Phase I, Wastewater Improvement Project, a portion of the Austin Clean Water Program

Intended Purpose: the permanent wastewater line easement described in the attached Exhibit "A" is necessary to install, operate, maintain, repair, replace, and upgrade permanent wastewater lines and appurtenances thereto, in order to increase and improve the City's ability to provide sanitary sewer services to the public, to prevent leakage from wastewater lines to protect public health and safety, and to comply with a federal mandate;

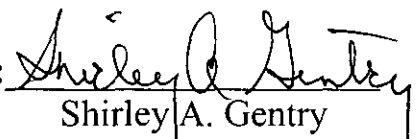
the temporary working space easement described in the attached Exhibit "B" is necessary to install the permanent wastewater lines and appurtenances thereto in the permanent wastewater line easement described in the attached Exhibit "A," and

the permanent drainage easement described in the attached Exhibit "C" is necessary to stabilize a creek bank in order to lessen or prevent erosion and contamination of a portion of Bouldin Creek.

Location: 715 Post Oak Street, Austin, Texas 78704

Property: Described in the attached and incorporated Exhibits A, B, and C.

**ADOPTED:** January 31, 2008

**ATTEST:**   
Shirley A. Gentry  
City Clerk



MACIAS & ASSOCIATES, L.P.  
LAND SURVEYORS

HOIT K. FRIERSON  
AND JOEL C. FRIERSON  
TO  
CITY OF AUSTIN  
(WASTEWATER EASEMENT)  
January 8, 2007

**DESCRIPTION FOR PARCEL 5118.09WE**

DESCRIPTION OF A 0.043 ACRE (1,869 SQUARE FOOT) TRACT OF LAND OUT OF LOT 17, CONVENIENT COURTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 BEING THAT SAME TRACT DESCRIBED IN A GIFT DEED EXECUTED DECEMBER 30, 1996 TO HOIT K. FRIERSON AND JOEL C. FRIERSON, RECORDED IN VOLUME 12842, PAGE 28, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.043 ACRE (1,869 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH. BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street, a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

**THENCE**, with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along a curve to the left having a radius of 923.57 feet, a central angle of  $01^{\circ}55'43''$ , a chord which bears  $S\ 68^{\circ}56'34''\ E$ , 31.09 feet, an arc distance of 31.09 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of  $N=10,066,686.84$ ,  $E=3,111,088.99$ , for the northwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, continuing with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along said curve to the left having a radius of 923.57 feet, a central angle of  $01^{\circ}18'24''$ , a chord which bears  $S\ 70^{\circ}33'38''\ E$ , 21.06 feet, an arc distance of 21.06 feet to a 60d nail set for the northeast corner of this tract, from said point, a 1/2" iron rod found at the point of tangency of said curve, bears a chord of  $S\ 72^{\circ}49'47''\ E$ , 52.08 feet;

**THENCE**,  $S\ 01^{\circ}09'39''\ W$ , across said Lot 17, a distance of 79.51 feet to a 60d nail set on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, for the southeast corner of this tract;

**THENCE**,  $S\ 44^{\circ}13'56''\ W$ , with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 29.29 feet to a 60d nail set for the southwest corner of this tract, from said

0.043 Acre (1,869 Square Feet)  
Wastewater Easement

Exhibit "A"  
Page 1 of 3

5118.09WE

point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 40.41 feet;

THENCE, N 01°09'39" E, across said Lot 17, a distance of 107.51 feet to the POINT OF BEGINNING and containing 0.043 acre (1,869 square feet) of land.

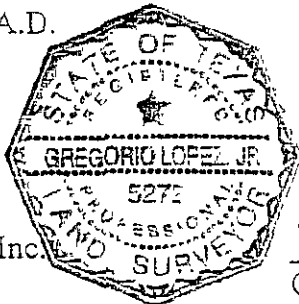
### BEARING BASIS NOTE

The bearings described herein are Texas State Plane Grid Bearings. (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

THE STATE OF TEXAS   §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 10<sup>th</sup> day of January, 2007, A.D.



Macias & Associates, Inc.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

\_\_\_\_\_  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas

### REFERENCES

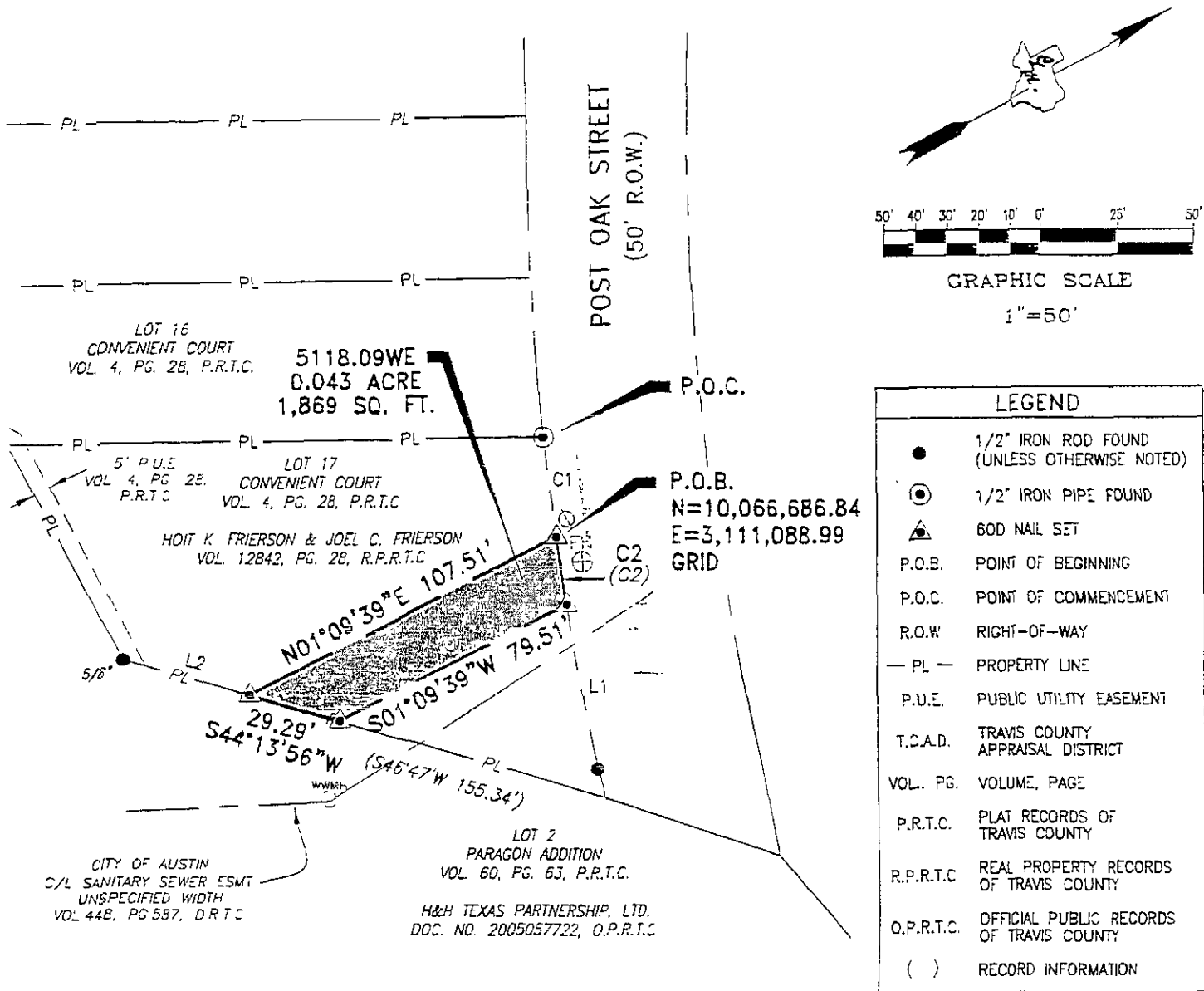
MAPSCO 2003 614D  
Austin Grid No. MH-21  
TCAD PARCEL ID NO. 01-0201-0229  
MACIAS & ASSOCIATES, INC., PROJECT NO. 290-13-06

### FIELD NOTES REVIEWED

By: P. Sam Date: 1/19/07

Austin Clean Water Program  
Survey Coordinator

# SKETCH : ACCOMPANY LEGAL DESCRIPTION

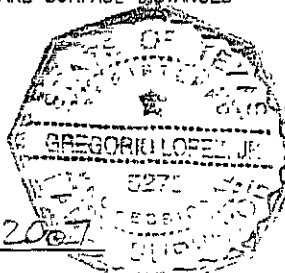


LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S72°49'47"E	52.08'
L2	S44°13'56"W	40.41'

CURVE TABLE				
NO.	DELTA	RADIUS	ARC	CHORD
C1	01°55'43"	923.57'	31.09'	S68°56'34"E 31.09'
C2	01°18'24"	923.57'	21.06'	S70°33'38"E 21.06'
(C2)	-----	923.57'	104.34'	S70°33'38"E 104.31'

## BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES



DATE 1-5-07  
DRAWN BY: ALM  
MAJ JOB NO.: 19C-34-06  
REFERENCE: F.B. 469 & 472  
J:\JOBS\BINKLEY-BARFIELD\5 2ND\2901305\DWG\5118.09WE.dwg

MACIAS & ASSOCIATES, INC.  
LAND SURVEYORS

5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH. (512)442-7875  
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHLINK.NET

Exhibit "A"  
Page 3 of 3

Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas



**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS

HOIT K. FRIERSON  
AND JOEL C. FRIERSON  
TO  
CITY OF AUSTIN  
(TEMPORARY WORKING  
SPACE EASEMENT)  
June 14, 2007

**DESCRIPTION FOR PARCEL 5118.09TWSE**

DESCRIPTION OF A 0.100 ACRE (4,382 SQUARE FOOT) TRACT OF LAND OUT OF LOT 17, CONVENIENT COURTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 BEING THAT SAME TRACT DESCRIBED IN A GIFT DEED EXECUTED DECEMBER 30, 1996 TO HOIT K. FRIERSON AND JOEL C. FRIERSON, RECORDED IN VOLUME 12842, PAGE 28, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.100 ACRE (4,382 SQUARE FOOT) TRACT BEING DESCRIBED AS PART ONE CONTAINING 0.082 ACRE (3,593 SQUARE FEET) AND PART TWO CONTAINING 0.018 ACRE (789 SQUARE FEET) AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**Part 1**

**COMMENCING** for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street, a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

**THENCE**, with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along a curve to the left having a radius of 923.57 feet, a central angle of 00°36'42", a chord which bears S 68°17'04" E, 9.86 feet, an arc distance of 9.86 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066.694.36, E=3,111,069.14, for the northwest corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, continuing with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along said curve to the left having a radius of 923.57 feet, a central angle of 01°19'01", a chord which bears S 69°14'56" E, 21.23 feet, an arc distance of 21.23 feet to a 60d nail set for the northeast corner of this tract, from said point, a 1/2" iron rod found at the point of tangency of said curve, bears a chord of S 72°10'35" E, 73.13 feet;

**THENCE**, S 01°09'39" W, across said Lot 17, a distance of 107.51 feet to a 60d nail set on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a subdivision

Part 1 - 0.082 Acre (3,593 Square Feet)  
Part 2 - 0.018 Acre (789 Square Feet)  
Temporary Working Space Easement

5118.09TWSE

**Exhibit "B"**  
**Page 1 of 4**

recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, for the southeast corner of this tract:

**THENCE**, S 44°13'56" W, with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 30.32 feet to a calculated point for the southwest corner of this tract, from said point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 10.09 feet;

**THENCE**, Northerly, across said Lot 17, the following six (6) courses:

- 1) N 25°44'08" E, a distance of 1.70 feet to a calculated point;
- 2) N 01°09'39" E, a distance of 10.79 feet to a calculated point;
- 3) N 32°51'08" W, a distance of 50.93 feet to a calculated point;
- 4) N 28°10'55" E, a distance of 16.00 feet to a calculated point;
- 5) N 49°11'10" E, a distance of 28.55 feet to a calculated point;
- 6) N 01°09'39" E, a distance of 48.88 feet to the **POINT OF BEGINNING** and containing 0.082 acre (3.593 square feet) of land.

## Part 2

**COMMENCING** for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street, a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

**THENCE**, with the south right-of-way line of Post Oak Street and the north line of said Lot 17, along a curve to the left having a radius of 923.57 feet, a central angle of 03°14'07", a chord which bears S 69°35'47" E, 52.15 feet, an arc distance of 52.15 feet to a 60d nail set;

**THENCE**, S 01°09'39" W, across said Lot 17, a distance of 16.15 feet to a calculated point having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,663.69, E=3,111,108.52, for the north corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, S 33°00'33" E, continuing across said Lot 17, a distance of 44.37 feet to a calculated point on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a

subdivision recorded in Volume 60, Page 63. Plat Records of Travis County, Texas. for the east corner of this tract:

**THENCE**, S 44°13'56" W, with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 36.49 feet to a 60d nail set for the south corner of this tract, from said point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 69.70 feet;

**THENCE**, N 01°09'39" E, across said Lot 17, a distance of 63.36 feet to the **POINT OF BEGINNING** and containing 0.018 acre (789 square feet) of land.

### BEARING BASIS NOTE

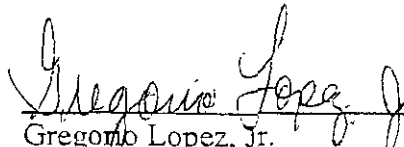
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

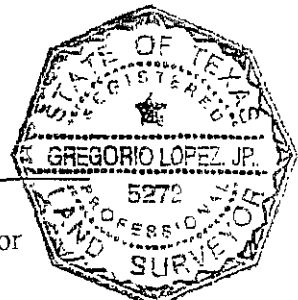
THE STATE OF TEXAS   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 14<sup>th</sup> day of June, 2007, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 – State of Texas



### REFERENCES

MAPSCO 2003 614D  
Austin Grid No. MH-21  
TCAD PARCEL ID NO. 01-0201-0229  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

FIELD NOTES REVIEWED

By:  Date: 6-15-07

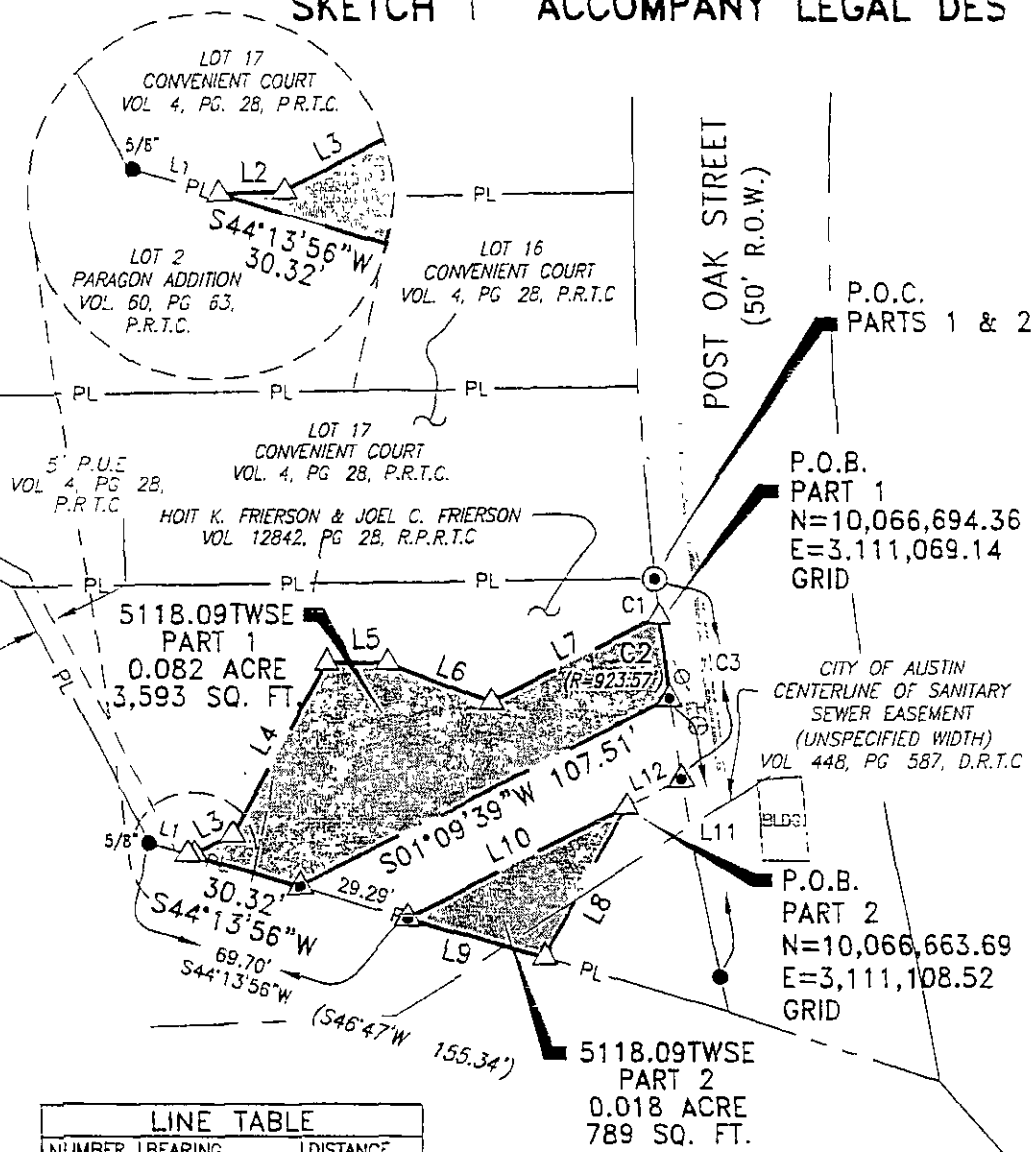
Austin Clean Water Program  
Survey Coordinator

Part 1 - 0.082 Acre (3,593 Square Feet)  
Part 2 - 0.018 Acre (789 Square Feet)  
Temporary Working Space Easement

5118 09TWSE



# SKETCH T ACCOMPANY LEGAL DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S44°13'56"W	10.09'
L2	N25°44'08"E	1.70'
L3	N01°09'39"E	10.79'
L4	N32°51'08"W	50.93'
L5	N28°10'55"E	16.00'
L6	N49°11'10"E	28.55'
L7	N01°09'39"E	48.88'
L8	S33°00'33"E	44.37'
L9	S44°13'56"W	36.49'
L10	N01°09'39"E	63.36'
L11	S72°10'35"E	73.13'
L12	S01°09'39"W	16.15'

CURVE TABLE				
NO	DELTA	RADIUS	ARC	CHORD
C1	00°36'42"	923.57'	9.86'	S68°17'04"E 9.86'
C2	01°19'01"	923.57'	21.23'	S69°14'56"E 21.23'
C3	03°14'07"	923.57'	52.15'	S69°35'47"E 52.15'

## BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010) THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES

Gregorio Lopez, Jr.  
June 14, 2007  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas

DATE: 6-14-07  
DRAWN BY: ALJ  
MAJ JOB NO.: 290-22-07  
REFERENCE: F.B. 410 & 472  
J:\JOBS\BINKLEY-BARFIELD\2ND\2902207\DWG\5118.09TWSE.dwg

**MACIAS & ASSOCIATES, L.P.**  
LAND SURVEYORS  
★ ★ ★ ★ ★ ★ ★ ★ ★ ★  
5410 SOUTH 1ST STREET  
AUSTIN, TEXAS 78745 PH (512)442-7875  
FAX (512)442-7876 EMAIL: MACIASURVEY@EARTHINK.NET



**MACIAS & ASSOCIATES, L.P.**

LAND SURVEYORS

HOIT K. FRIERSON  
AND JOEL C. FRIERSON  
TO

CITY OF AUSTIN  
(DRAINAGE EASEMENT)

July 5, 2007

**DESCRIPTION FOR PARCEL 5118.09DE**

DESCRIPTION OF A 0.053 ACRE (2,308 SQUARE FOOT) TRACT OF LAND OUT OF LOT 17, CONVENIENT COURTS, A SUBDIVISION RECORDED IN VOLUME 4, PAGE 28, PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 17 BEING THAT SAME TRACT DESCRIBED IN A GIFT DEED EXECUTED DECEMBER 30, 1996 TO HOIT K. FRIERSON AND JOEL C. FRIERSON, RECORDED IN VOLUME 12842, PAGE 28, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.053 ACRE (2,308 SQUARE FOOT) TRACT AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** for reference at a 1/2" iron pipe found on the south right-of-way line of Post Oak Street; a 50-foot wide right-of-way, at the northwest corner of said Lot 17 and at the northeast corner of Lot 16 of said Convenient Courts;

**THENCE**, S 02°32'05" W, a distance of 98.08 feet to a 60d nail set having Texas State Plane Coordinate (Central Zone, NAD83 (CORS), U.S. Feet, Combined Scale Factor 1.00010) values of N=10,066,599.94, E=3,111,055.59, for the west corner and the **POINT OF BEGINNING** of this tract;

**THENCE**, across said Lot 17, the following two (2) courses:

- 1) N 52°53'34" E, a distance of 71.91 feet to a 60d nail set for the north corner of this tract;
- 2) S 33°35'23" E, a distance of 26.49 feet to a 60d nail set on the southeast line of said Lot 17 and on the northwest line of Lot 2, Paragon Addition, a subdivision recorded in Volume 60, Page 63, Plat Records of Travis County, Texas, for the east corner of this tract;

**THENCE**, S 44°13'56" W, with the southeast line of said Lot 17 and the northwest line of said Lot 2, a distance of 73.93 feet to a 60d nail set for the south corner of this tract, from said point, a 5/8" iron rod found at an angle point on the southeast line of said Lot 17 and on the northwest line of said Lot 2, bears S 44°13'56" W, 24.95 feet;

**THENCE**, N 32°51'08" W, across said Lot 17, a distance of 37.67 feet to the **POINT OF BEGINNING** and containing 0.053 acre (2,308 square feet) of land.

0.053 Acre (2,308 Square Feet)  
Drainage Easement

Exhibit "C"  
Page 1 of 3

5118 09DE

### BEARING BASIS NOTE

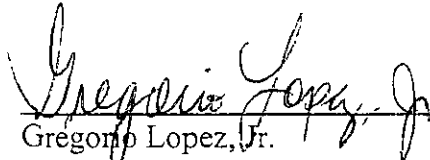
The bearings described herein are Texas State Plane Grid Bearings, (Central Zone, NAD83 (CORS) Combined Scale Factor 1.00010). Project control points were established from reference station "AUSTIN RRP2" having coordinate values of N=10,086,515.89, E=3,109,682.48 and "H-20-3001" (CB11) having coordinate values of N=10,061,108.04, E=3,109,304.63.

THE STATE OF TEXAS   §  
                                  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS   §

That I, Gregorio Lopez, Jr., a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 5<sup>th</sup> day of July, 2007, A.D.

Macias & Associates, L.P.  
5410 South 1<sup>st</sup> Street  
Austin, Texas 78745  
512-442-7875

  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 – State of Texas



### REFERENCES

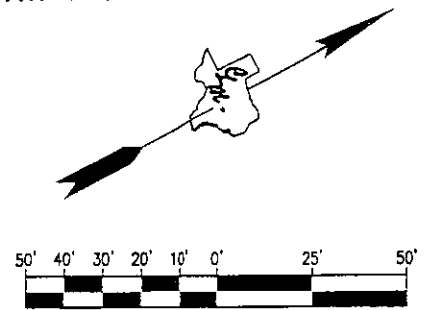
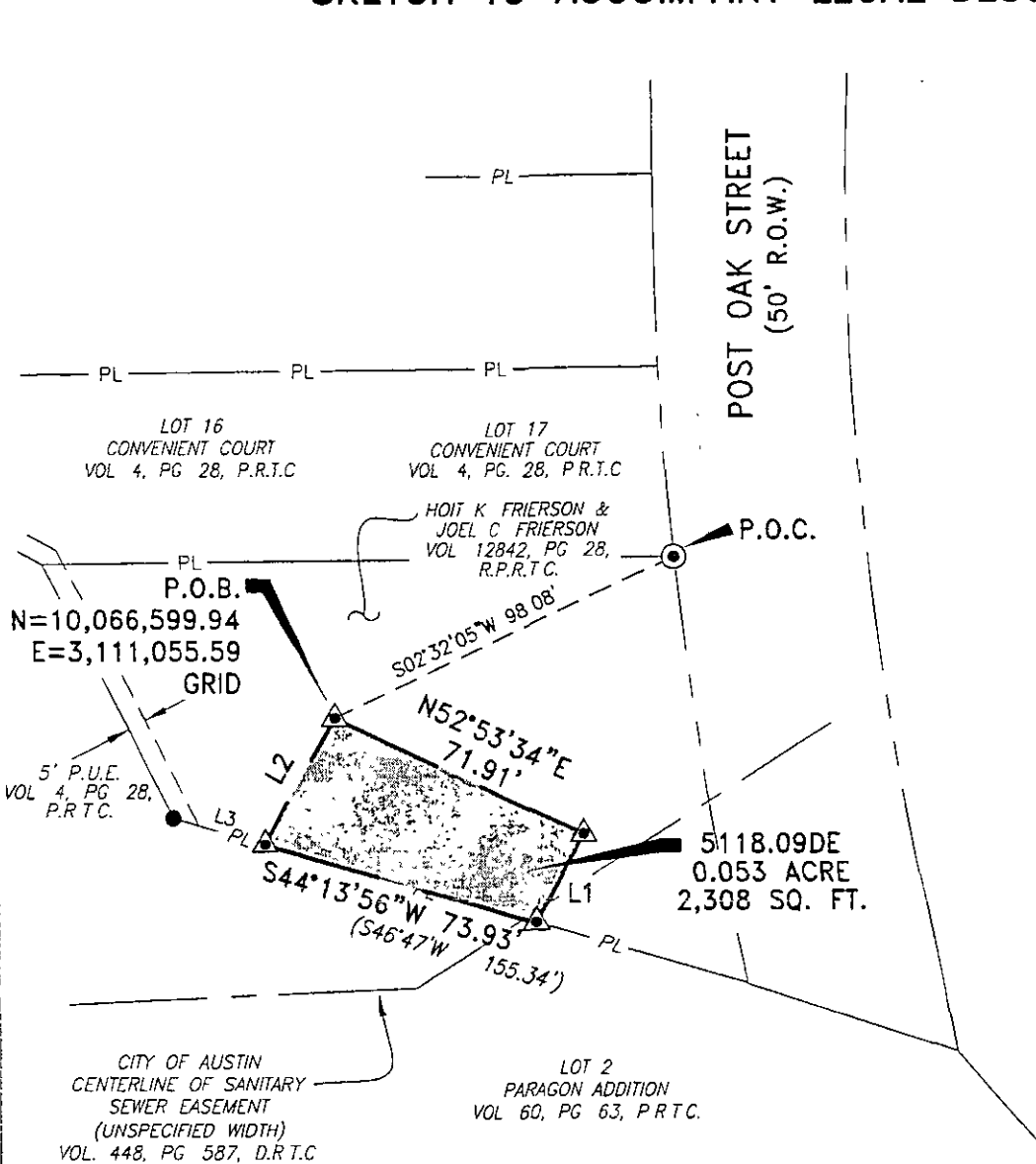
MAPSCO 2003 614D  
Austin Grid No. MH-21  
TCAD PARCEL ID NO. 01-0201-0229  
MACIAS & ASSOCIATES, L.P., PROJECT NO. 290-22-07

### FIELD NOTES REVIEWED

By: P. Sam    Date: 7-12-07

Austin Clean Water Program  
Survey Coordinator

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



GRAPHIC SCALE

1"=50'

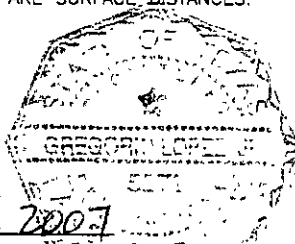
## LEGEND

- 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON PIPE FOUND
- ▲ 60D NAIL SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.O.W. RIGHT-OF-WAY
- PL — PROPERTY LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- VOL., PG. VOLUME, PAGE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- ( ) RECORD INFORMATION

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S33°35'23"E	26.49'
L2	N32°51'08"W	37.67'
L3	S44°13'56"W	24.95'

### BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD83(CORS), COMBINED SCALE FACTOR = 1.00010). THE COORDINATES WERE ESTABLISHED BY GPS STATIC OBSERVATION FROM REFERENCE STATION "AUSTIN RRP2" HAVING COORDINATE VALUES OF N=10,086,515.89, E=3,109,682.48 AND "H-20-3001" (CB11) HAVING COORDINATE VALUES OF N=10,061,108.04, E=3,109,304.63. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.



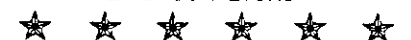
*Gregorio Lopez Jr.*  
Gregorio Lopez, Jr.  
Registered Professional Land Surveyor  
No. 5272 - State of Texas

Exhibit "C"  
Page 3 of 3

DATE: 7-5-07  
DRAWN BY: ALM  
MAI JOB NO.: 290-22-07  
REFERENCE: F.B. 410 & 472

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